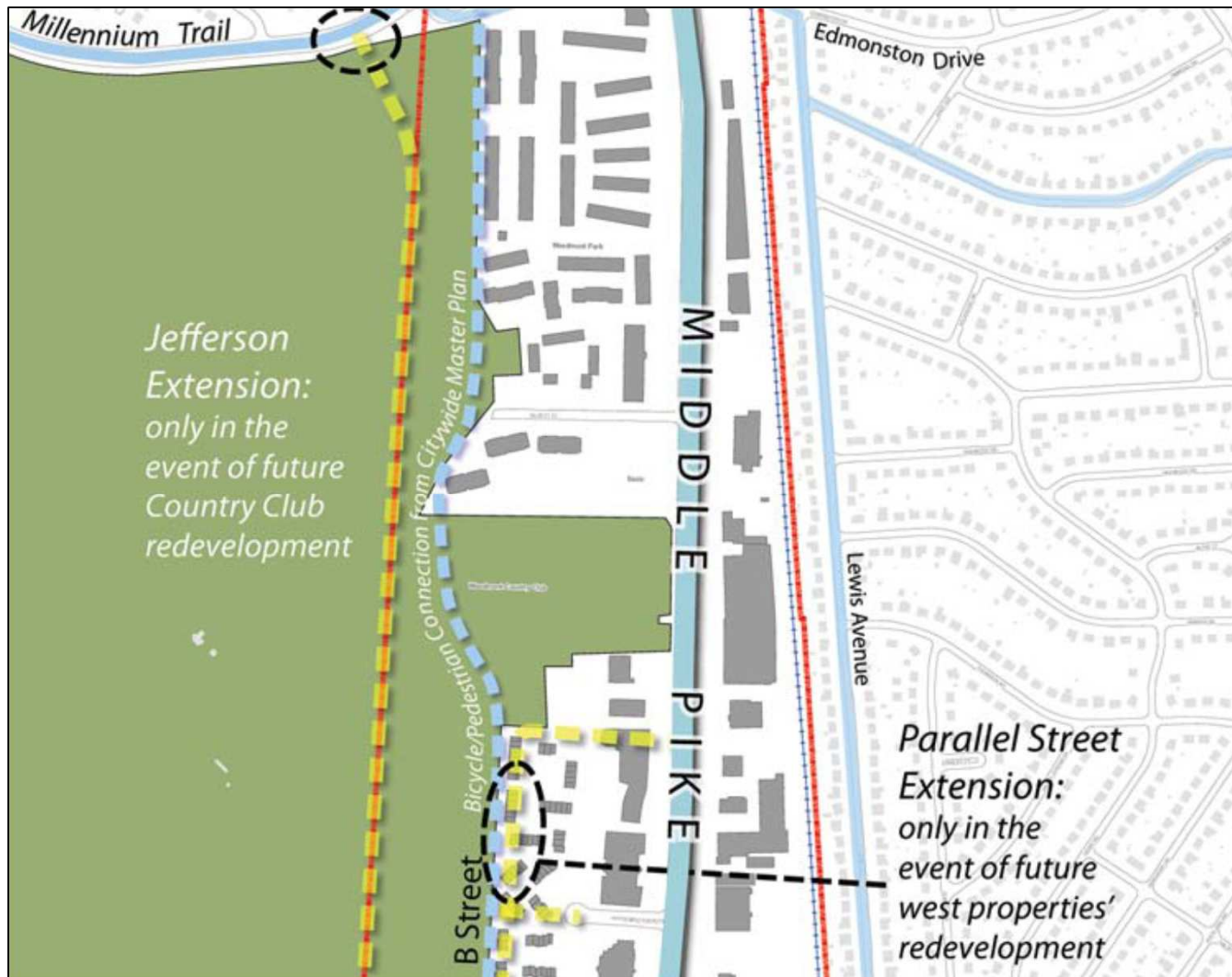
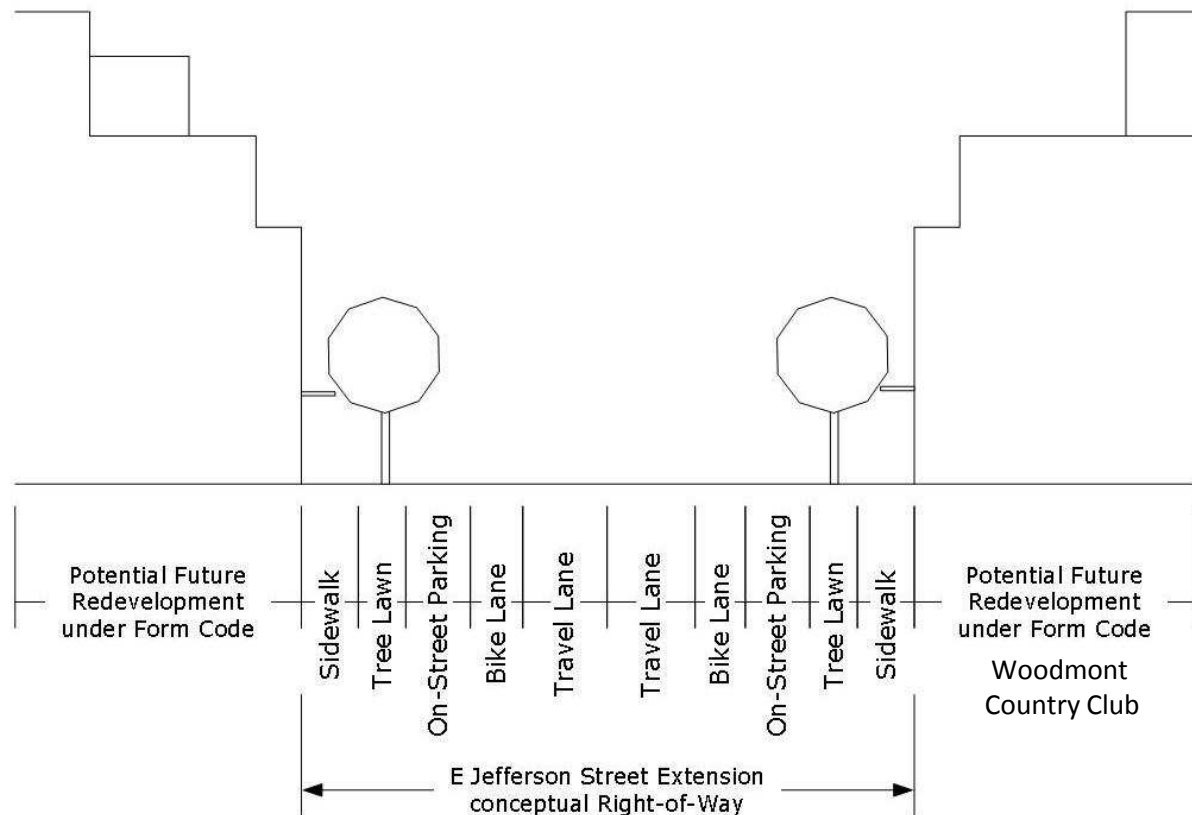


# Draft Plan - Jefferson Street Extension



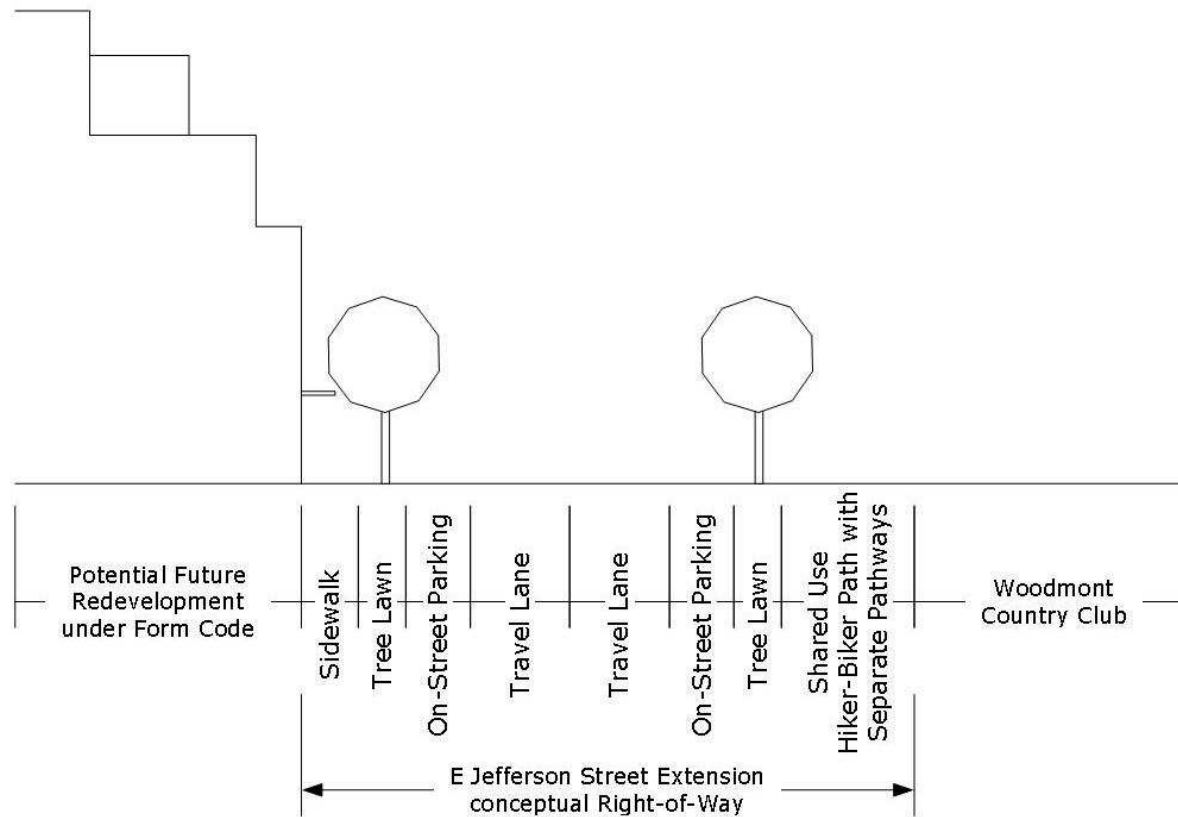
# Potential Jefferson Street Section

2 Travel Lanes / Pike Plan “A” Street



# Potential Jefferson Street Section

2 Travel Lanes / Pike Plan “B” Street with Shared Use Path

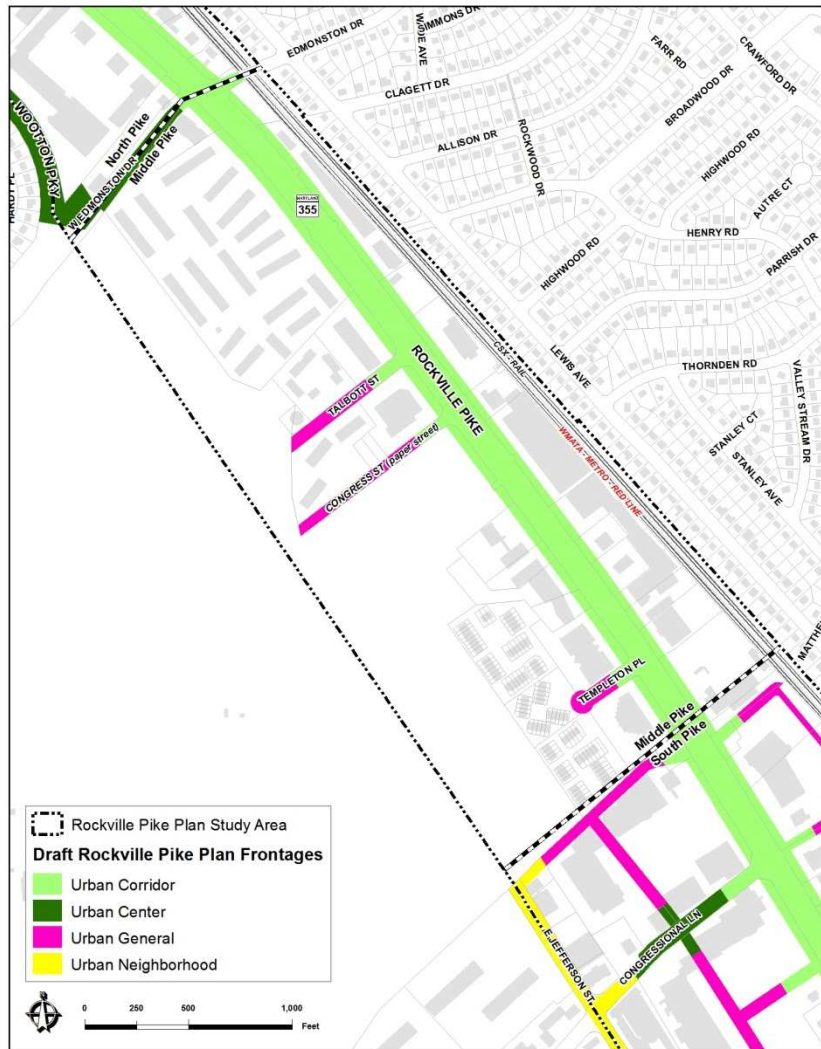


# Middle Pike

## Conceptual Street Grid Options

Middle Pike Street Grid as shown in the Draft Form Code

Attachment 2



Middle Pike Street Grid from July 27, 2011 Work Session Discussion

Attachment 3





# Middle Pike

## Conceptual Street Grid Options

Middle Pike Street Grid with Regular Block Patterns

Attachment 4

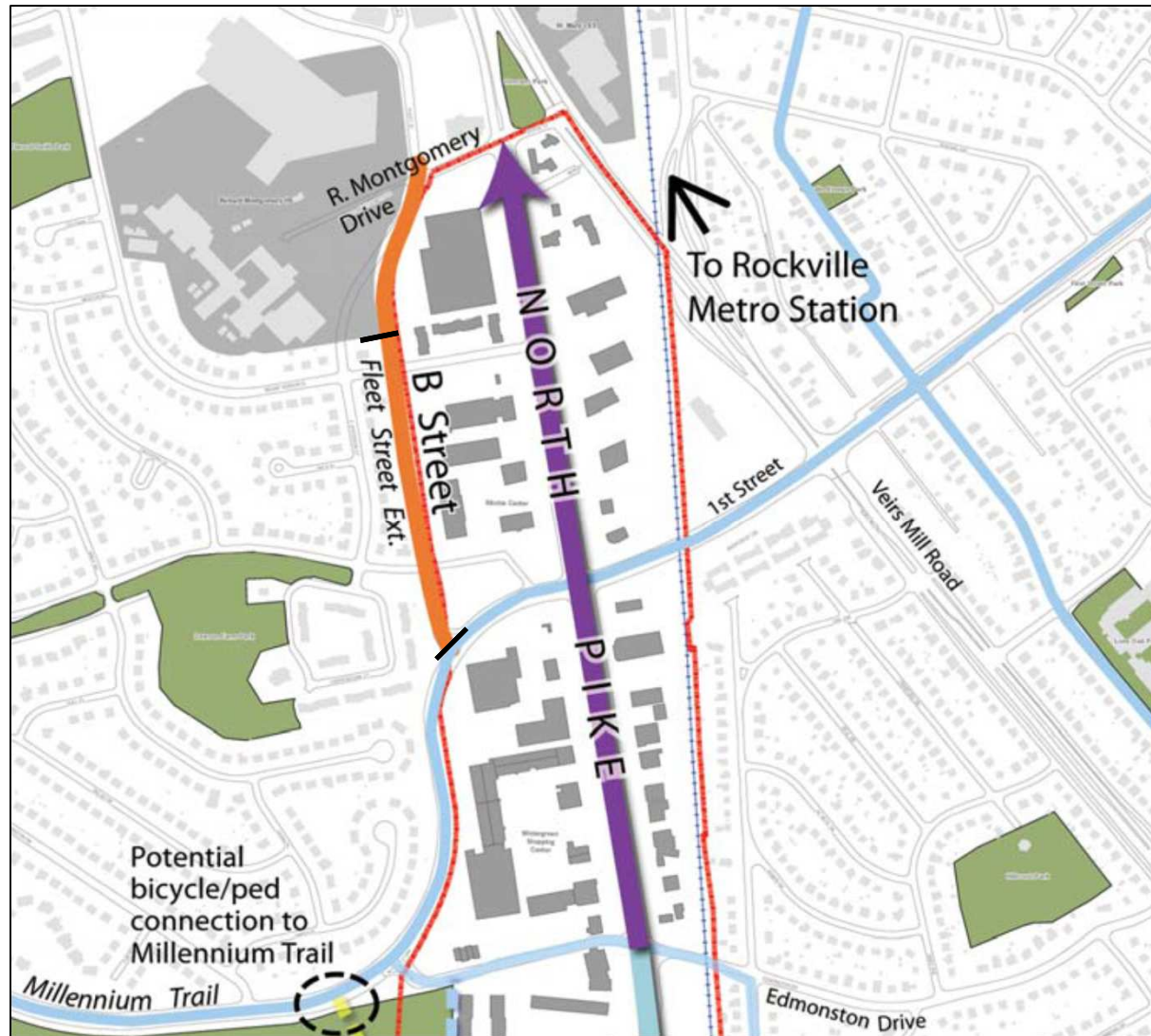


Middle Pike Street Grid Avoiding Bi-section or Woodmont frontage

Attachment 5



# Draft Plan – Fleet Street Extension

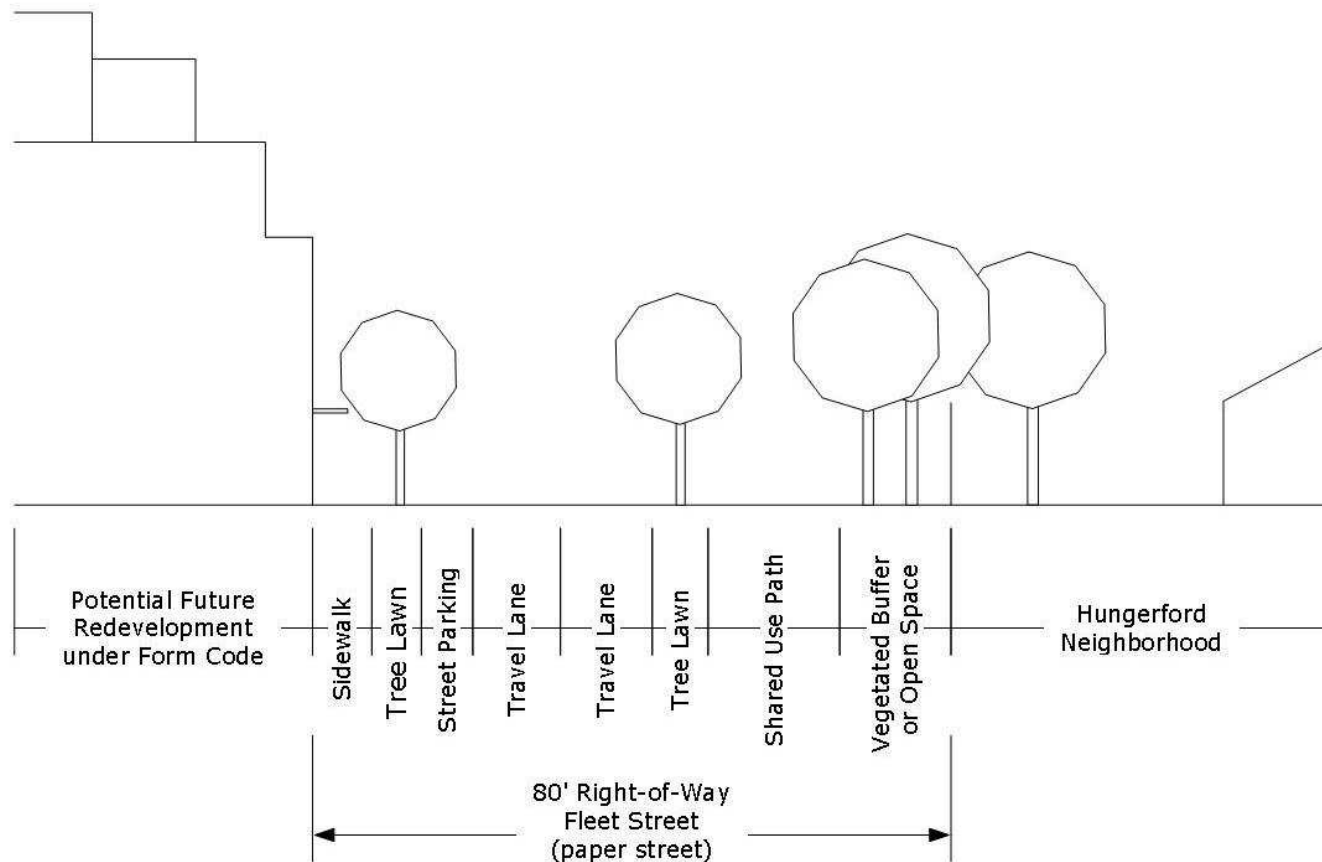




# Aerial View of Existing Fleet Street Right-of-Way



# Potential Section of Fleet Street Extension

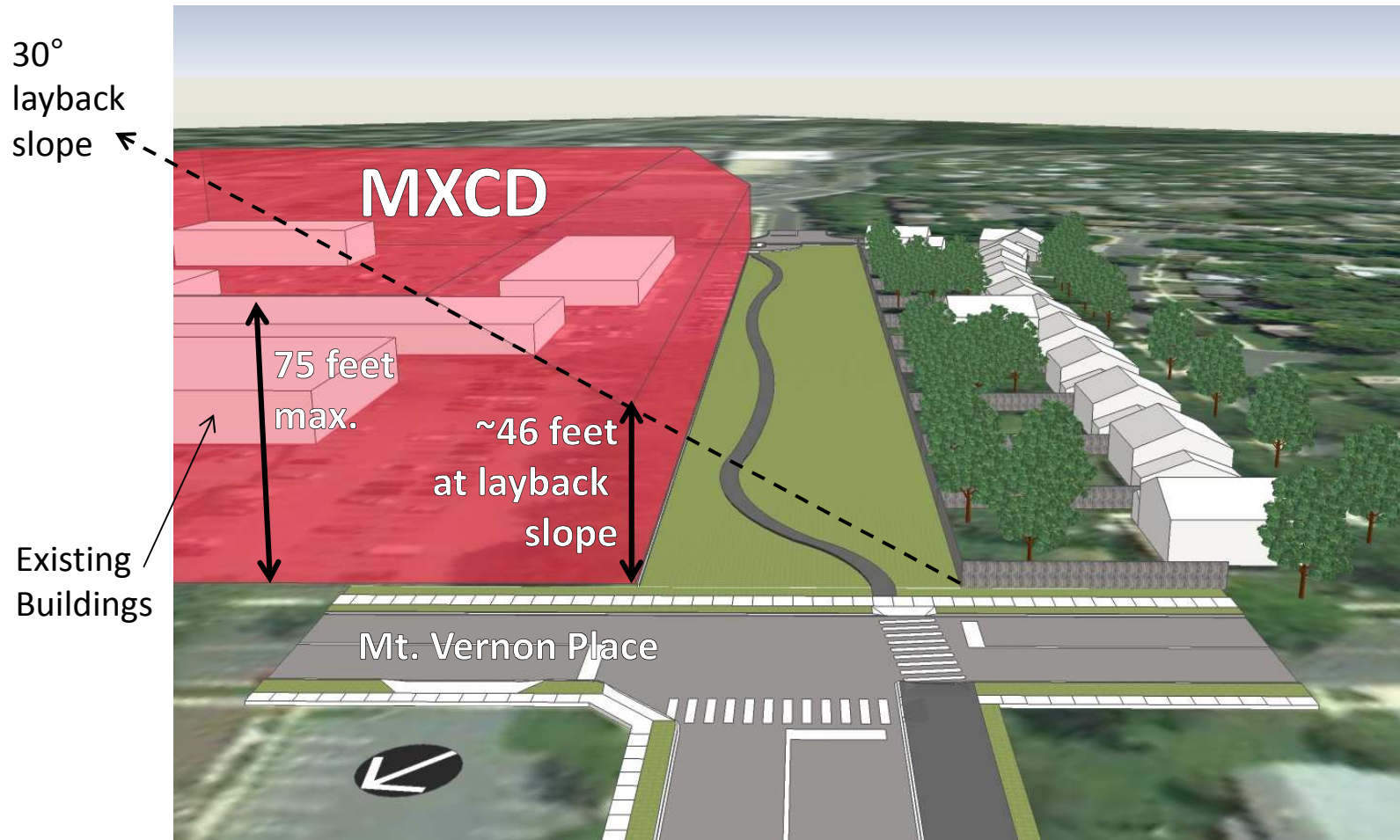




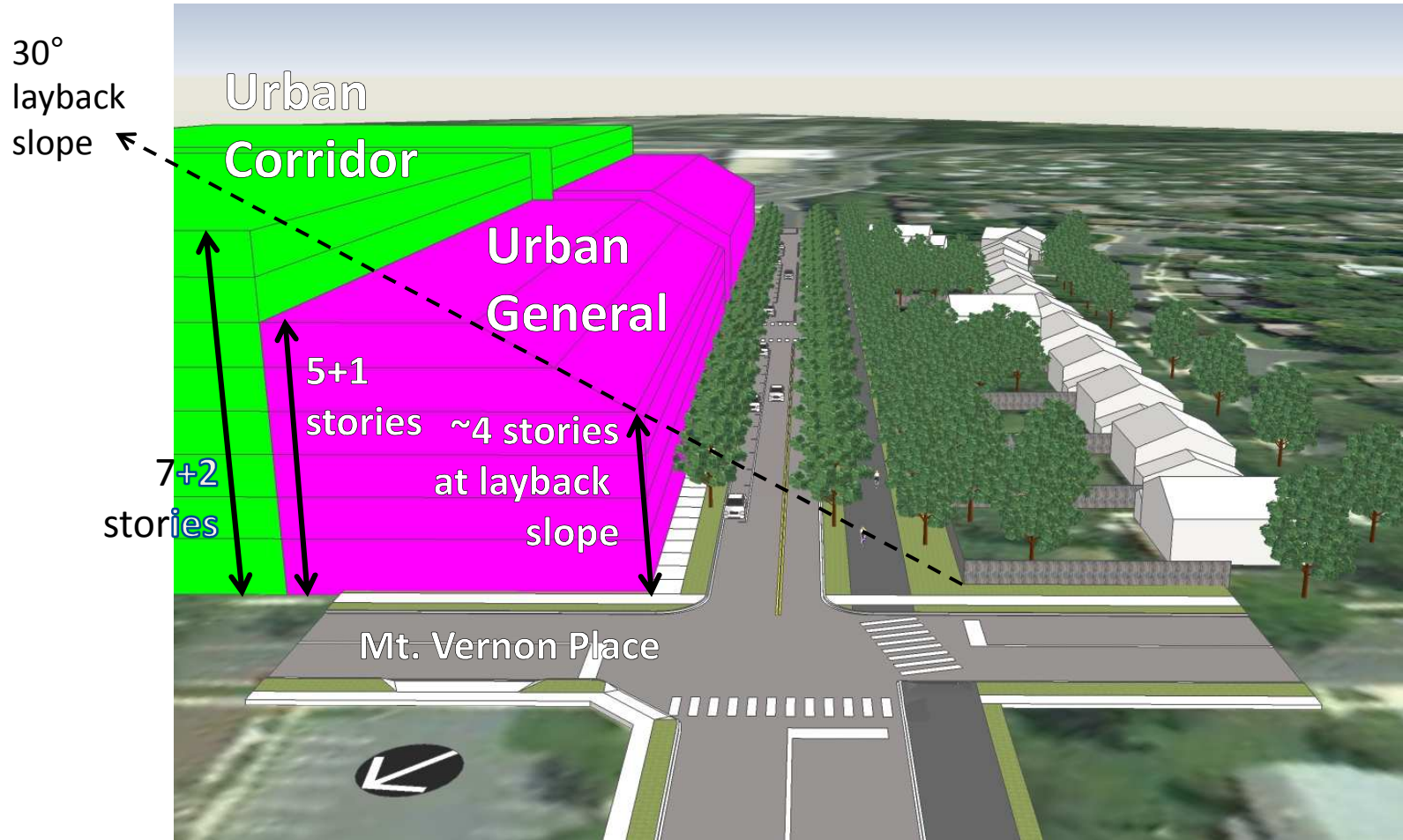
# Aerial View of Potential Fleet Street Extension



# Perspective of Fleet Street Right-of-Way and Current Allowable Zoning Envelope

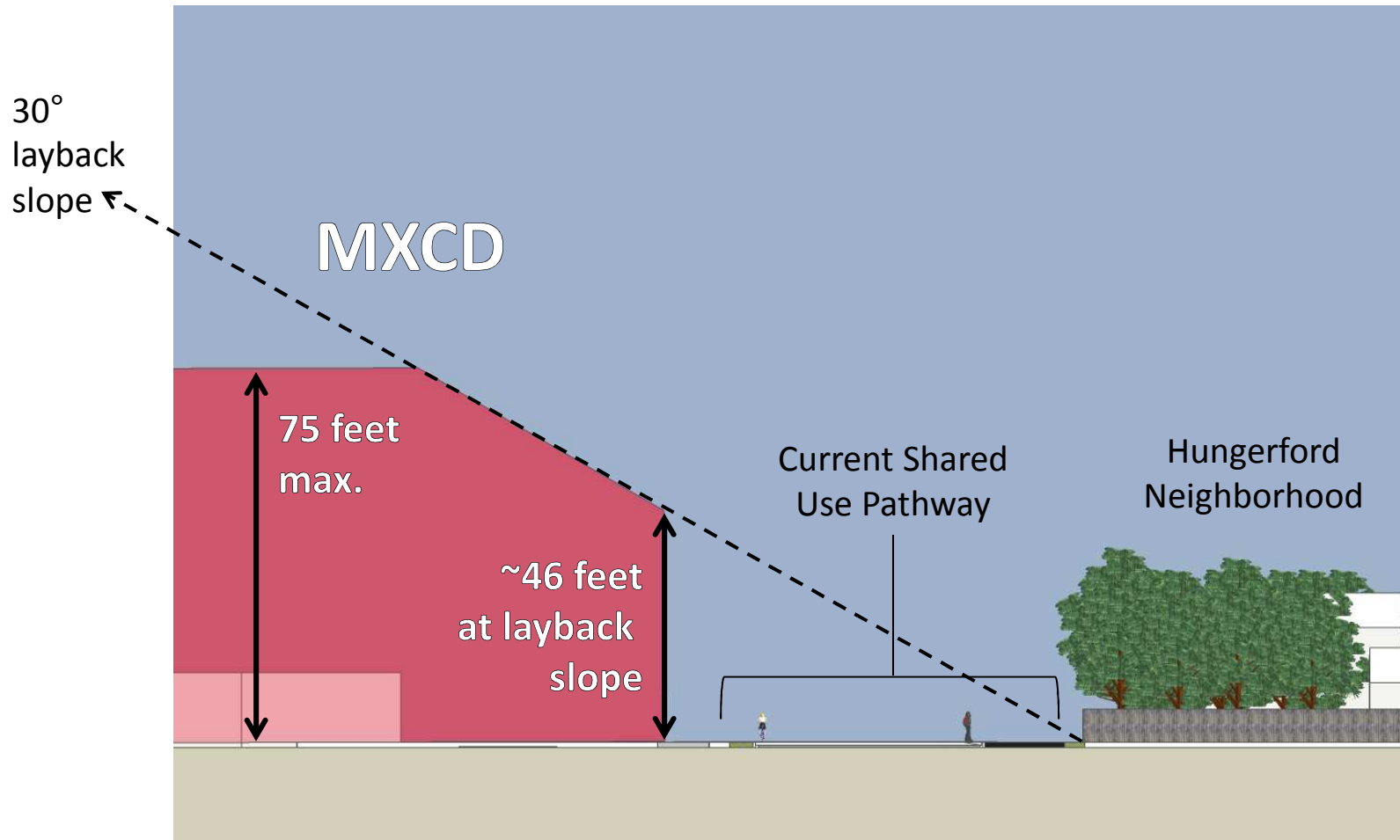


# Perspective of Fleet Street Extension with Draft Form Code Frontages



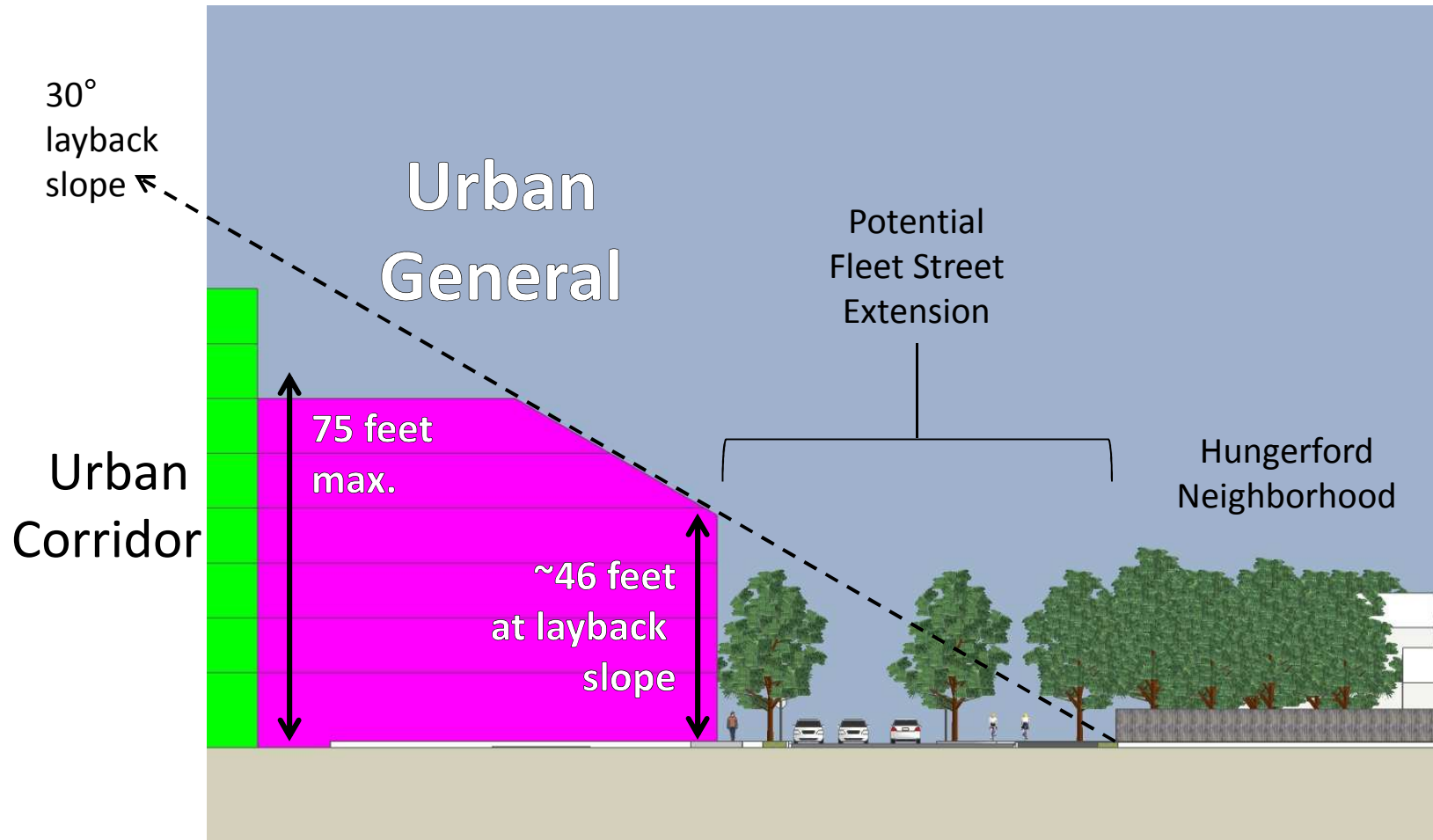


# Cross-section of Existing Fleet Street Right-of-Way with Current Allowable Zoning Envelope

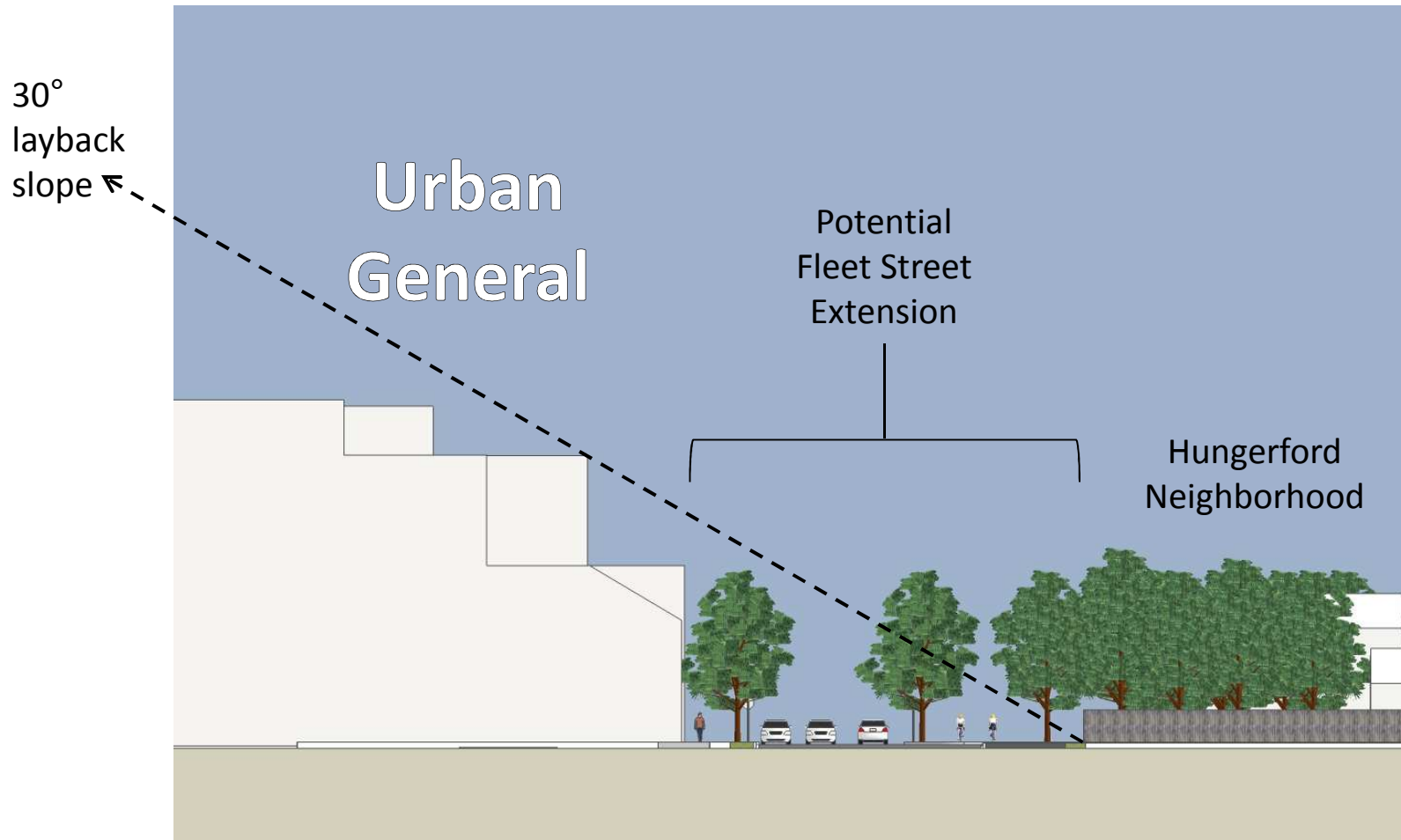




# Cross-section of Potential Fleet Street Extension with Draft Form Code Frontages



# Cross-section of Potential Fleet Street Extension with Potential Form Code Build-out



# Potential Pedestrian view from Fleet Street Extension from Shared Use Path



North

# Potential Pedestrian view from Fleet Street Extension from Sidewalk



↑  
North



# Architectural Standards

- Regulation – How stringently should the architecture within the Rockville Pike Plan area be regulated? (Mandatory, Preferred, Encouraged)
- Level of Detail – How specific should the Architectural Standards be?
- Architectural Style – Does the Commission wish to retain the “traditional” focus of the Plan’s Architectural Standards? Is there an architectural character that the Pike Plan area should project?

# **Suggested Table of Contents: 3 Documents**

## **Document 1.**

### **Rockville Pike: Envision a Great Place (The Plan)**

- A. Executive Summary
- B. Introduction (Ch. 1)
- C. the Public Process (Ch. 2)
- D. Key Findings (Ch. 3)
- E. Development Principles (Ch. 4)
- F. A Plan for the Rockville Pike Corridor (Ch. 5)
- G. Implementation (Ch.7)
- h. Research Appendices

## **Document 2.**

### **Rockville Pike District Form Code (Ch. 6, pp. 6.1-6.2, pp. 1-53; pp. 73-89)**

## **Document 3.**

### **Design Standards (Architectural Standards, Signage, Lighting & Mechanical Equipment, Streetscape Standards)**

## **Document 1. Rockville Pike: Envision a Great Place (The Plan)**

A. Executive Summary

B. Introduction (Ch. 1)

C. the Public Process (Ch. 2)

D. Key Findings (Ch. 3)

E. Development Principles (Ch. 4)

### **F. A Plan for the Rockville Pike Corridor (Ch. 5)**

Policy principles and concepts (including transportation, land use, open space, streetscape, design, etc.) that provide direction for implementation

### **G. Implementation (Ch.7)**

Action Steps: (these are just a few examples)

- Adopt the Plan
- Adopt the code
- Approve design standards
- Review relevant regs. & policies for conformance with the Plan
- Develop fully engineered plans for streets
- Identify & secure funding sources
- Develop streetscape, wayfinding plans

H. Research Appendices

## ***Rockville's Pike: Envision A Great Place*** Planning Commission Schedule \*

Work session 1	process and development principles	April 27, 2011
Work session 2	transportation – with AECOM	May 11, 2011 ✓
Work session 3	development principles revisited	May 25, 2011 ✓
Work session 4	transportation – with public agencies	June 8, 2011 ✓
Presentation on BRT study to M&C and PC		June 20, 2011 ✓
Work session 5	transportation – boulevard issues, development principles	June 22, 2011 ✓
Work session 6	transportation – prelim. recommendations on boulevard	July 13, 2011 ✓
Work session 7	transportation – street network & other elements	July 27, 2011 ✓
Summer Break		✓
Work session 8	land use & zoning introduction	September 14, 2011
Work session 9	development , economics & project finance (panel discussions)	September 28, 2011 ✓
Close Public Record		September 30, 2011 ✓
Work session 10	form code - building form standards (with consultants)	October 12, 2011 ✓
Work session 11	form code - building form standards cont. (South Pike Urban Corridor Frontage)	October 26, 2011 ✓
Work session 12	form code - building form standards cont. (South Pike Urban Corridor Frontage)	November 9, 2011 ✓
Work session 13	infrastructure financing (Holland & Knight) /other South Pike frontages	December 14, 2011 ✓
Work session 14	form code – Middle & North Pike frontages	January 11, 2012 ✓
Work session 15	form code – architectural standards; document format	January 25, 2012 ✓
Work session 16	transportation – Jefferson and Fleet Street extensions	February 8, 2012 ✓
Work session 17	land use types; plan table of contents	February 22, 2012
Work session 18	Open space	March 14, 2012
Work session 19	Streetscape, sidewalks & trees	March 28, 2012
Work session 20	administration of form code	April 11, 2012
Work session 21	finalize transportation recommendations	April 25, 2012
Work session 22	APFO, congestion management	May 9, 2012
Work session 23	implementation/phasing/financing	May 23, 2012
Discussion & Instructions (wrap up outstanding issues, final direction to staff)		June 13, 2012
Staff preparation of draft PC addendum based on PC direction		July 25, 2012
Release of PC addendum (re-open public record)		August 8, 2012
Public hearing on PC addendum		September 12, 2012
Close public record		September 19, 2012
PC direction on revisions to addendum based on testimony		October 10, 2012
PC recommendation to Mayor & Council		October 24, 2012

All work sessions include discussion of public testimony. \*Schedule is subject to change.

Revised 1/6/12



## Permitted Use Categories by Floor and Street Frontage

North Pike Frontage	Ground Floor Uses	Upper Floor Uses
Urban Corridor	service, retail, REPA, residential*	residential, service, retail, REPA
Urban Center	service, retail, REPA, residential*	Residential, service, retail, REPA
Urban General	service, REPA, residential	residential, service
Middle Pike Frontage		
Urban Corridor	service, retail, REPA, residential*	residential, service, retail, REPA
Urban General	service, REPA, residential	residential, service
South Pike Frontage		
Urban Corridor	service, retail, REPA, residential*	residential, service, retail, REPA
Urban Core	service, retail, REPA, residential*	residential, service, retail, REPA
Urban Center	service, retail, REPA, residential*	residential, service, retail, REPA
Urban General	service, REPA, residential	residential, service
Urban Neighborhood	residential, service	residential, service
* 40 feet behind build-to line only      REPA = recreation/education/public assembly		